

CARBON COUNTY PLANNING COMMISSION

November 16, 2021

The regular monthly meeting of the Carbon County Planning Commission (CCPC) was held on Tuesday, November 16, 2021 at 2:00 p.m. in the Jim Thorpe Area School District Administration Office Building, 410 Center Avenue, Jim Thorpe, PA.

The following Board Members were present: Fred Bresswein, Chairman; George Karas, Vice Chairman; Frank Jacobs, Secretary; Dwight Eisenhower; and Dennis Demara. Also in attendance were: David Bodnar, Planning & Development Director; Ivan Meixell, Jr., Land Planner; and Kathy Reigel, Recording Secretary.

The following Board Members were absent: Bob Miller; Jesse Walck; Ginny Compton; and Timm Berger.

There being a quorum present Chairman Bresswein called the meeting to order at 2:00 p.m.

MINUTES:

On motion of Frank Jacobs, seconded by George Karas and unanimously passed, the Minutes of the October 19, 2021 regular monthly meeting were approved as mailed.

SUBDIVISION REVIEW:

The following plans were submitted for review. The official review comments were forwarded accordingly and are attached hereto and made a part hereof.

- 1) **Hazleton Beltway Center Lot Line Revision (Pagnotti Enterprises – Owner/Bluecup Ventures Hazleton – Developer) – Banks Township (Preliminary/Final) {3,755}**

The CCPC's review of this proposed subdivision/land development found several areas of non-conformance with the Banks Township Land Development Ordinances that precludes any recommendation for approval of this subdivision/land development plan at this time as submitted for review. Review comments are being provided by the CCPC for discussion between Banks Township, Applicant and Surveyor/Engineer responsible for this project, with the provision that all CCPC comments must be addressed and adequately mitigated before preliminary/final plan approval. Therefore, no official action was taken by the Carbon County Planning Commission Board on this Subdivision/Land Development Plan.

2) **St. Luke’s University Health Network – Carbon Campus Medical Office Building Land Development Plan** – Franklin Township (Preliminary/Final) {3,782}

The CCPC’s review of this proposed land development found several areas of non-conformance with the Franklin Township Land Development Ordinances that precludes any recommendation for approval of this land development plan at this time as submitted for review. Review comments are being provided by the CCPC for discussion between Franklin Township, Applicant and Surveyor/Engineer responsible for this project, with the provision that all CCPC comments must be addressed and adequately mitigated before preliminary/final plan approval. Therefore, no official action was taken by the Carbon County Planning Commission Board on this Land Development Plan.

3) **St. Luke’s University Health Network – Carbon Campus Medical Office Building Minor Subdivision** – Franklin Township (Preliminary/Final) {3,788}

RECOMMENDATION: **Conditional Plan Approval.**
MOTION: D. Demara.
SECOND: G. Karas.
VOTE: Unanimous.

4) **Sun Energy USA, LLC Minor Subdivision** – Kidder Township (Final) {3,783}

RECOMMENDATION: **Conditional Plan Approval.**
MOTION: F. Jacobs.
SECOND: G. Karas
VOTE: Unanimous.

5) **Ryan & Jan Wentz & The Estate of Ellen N. Diaz Minor Subdivision/Lot Line Revision** – Mahoning Township (Preliminary/Final) {3,784}

RECOMMENDATION: **Plan Approval.**
MOTION: D. Demara
SECOND: F. Jacobs.
VOTE: Unanimous.

6) **Blue Mountain Self Storage LLC Land Development Plan** (James Zaspel – Owner) – Lower Towamensing Township (Preliminary/Final) {3,785}

The CCPC’s review of this proposed land development found several areas of non-compliance with the requirements of the Lower Towamensing Township Land Development Ordinances that precludes any recommendation for approval of this land development plan at this time as submitted for review. Review comments are being provided by the CCPC for discussion between Lower Towamensing Township, Applicant and Engineer responsible for this project, with the provision that all CCPC comments must be

addressed and adequately mitigated before plan approval. Therefore, no official action was taken by the Carbon County Planning Commission Board on this Land Development Plan.

7) **Schweibinz Group Major Subdivision/Lot Line Revision** – Jim Thorpe Borough
(Preliminary/Final) {3,786}

RECOMMENDATION: **Conditional Plan Approval.**

MOTION: G. Karas.
SECOND: F. Jacobs.
VOTE: Unanimous.

8) **Silliman-Weinroth Minor Subdivision/Lot Line Revision** – Towamensing Township (Final)
{3,787}

RECOMMENDATION: **Conditional Plan Rejection.**

MOTION: D. Demara.
SECOND: G. Karas.
VOTE: Unanimous.

TECHNCIAL DOCUMENTATION REVIEWS :

- 1) **PA DEP** (Department of Environmental Protection) **Permit Application** – 105 Water Obstructions & Encroachment General Permit Registration (GP-5 Utility Line Stream Crossing) – Borough of Jim Thorpe, High Street Water Main Replacement

Corresponding Land Use Letter with Appendix A was completed which indicated that the proposed project is consistent with the adopted Carbon County Comprehensive Plan.

- 2) **PA DEP SFPM** (Sewage Facilities Planning Module) – S.R. 940 Warehouse Land Development/Lot Consolidation Plan (Richard Henry Construction, Inc. – Owner/Developer – Kidder Township {3,732}

The required Component 4B – County Planning Agency Review was completed.

After a brief review and discussion, the aforementioned responses are to be forwarded appropriately.

CORRESPONDENCE:

Correspondence received is on file in the Carbon County Office of Planning & Development, and is available for review from 8:30 a.m. to 4:30 p.m. – Monday through Friday.

ADJOURNMENT:

There being no further business, on motion of Frank Jacobs, seconded by Dwight Eisenhower and unanimously passed, the meeting adjourned at 2:39 p.m.

/S/ Frank Jacobs
Frank Jacobs, Secretary